



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SHAWNEE Square #208, Calgary T2Y 0T7**

MLS® #: **A2135013**      Area: **Shawnee Slopes**      Listing Date: **05/24/24**      List Price: **\$371,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$14k, 22-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2023**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Assigned, Parkade**

Finished Floor Area

Abv Sqft: **781**  
 Low Sqft:  
 Ttl Sqft: **781**

DOM

**32**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Barbecue, Fire Pit**

Construction: **Stone, Stucco**  
 Flooring: **Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked**  
 Int Feat: **High Ceilings, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 15`1"	Kitchen	Main	10`10" x 9`10"
Bedroom	Main	12`0" x 8`9"	Bedroom - Primary	Main	10`4" x 10`5"
4pc Bathroom	Main	9`0" x 5`1"	3pc Bathroom	Main	8`4" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$420**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Monthly

Legal Desc: 2011271

Remarks

Pub Rmks: **Price Reduced, Introducing Shawnee Slope Condos, spectacular condo offering 2 bedrooms and 2 bath in the magnificent and coveted SW community of Shawnee Slopes! This unit is an unbelievable opportunity for first-time home buyers and investors. Located close to McLeod Trail allowing for easy access to an abundance of shopping and dining, this is definitely one you don't want to miss out on. The unit also offers a TITLED underground, heated parking and storage so no need to be outside in the cold. This unrivaled location is close to all major amenities including shopping (Costco) , popular restaurants, public transportation, green spaces, schools and fish creek c-train station.**

Inclusions: **N/A**  
Property Listed By: **Skyrock**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





